



*Stephanie Rawlings-Blake*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**April 29, 2010**

**REQUEST:** City Council Bill #10-0457/Rezoning – 107 Riverside Road

For the purpose of changing the zoning for the property known as 107 Riverside Road, as outlined in red on the accompanying plat, from the R-6 Zoning District to the M-2-1 Zoning District.

**RECOMMENDATION:** Amend and approve. The amendment is to include lots 10, 11, and 12 of Block 7027D in the M-2-1 zoning district.

**STAFF:** Anthony Cataldo

**PETITIONER:** JBL Real Estate

**OWNER:** Same

**SITE/GENERAL AREA:**

Site Conditions: The proposed Bill calls for the rezoning of 107 Riverside Road which is lot 9 of Block 7027D and currently zoned R-6. Lots 10, 11, and 12 of Block 7027 D are additional R-6 properties that lie on the south side of Riverside Road in the Brooklyn neighborhood of South Baltimore. The total area of the four lots is approximately 20,000 square feet in size and is completely undeveloped at this time.

General Area: The Brooklyn neighborhood of South Baltimore is bounded to the north by Chesapeake Avenue and Patapsco Avenue, to the east by West Bay Avenue, to the south by Church Street, and to the west by its border with Anne Arundel County and the Patapsco River. The neighborhood abuts the Curtis Bay Area. Other adjacent neighborhoods include large swaths of industrial land in the Curtis Bay Industrial Area to the east, Fairfield to the north, and Hawkins Point to the south. There is a mix of housing, commercial, and industrial users in this area, Patapsco Avenue and Potee Street at the primary commercial corridors.

**HISTORY**

- On September 17, 2007 the City Council approved Ordinance # 07-499, for the purpose of changing the zoning from M-2-1 Zoning District to the R-6 Zoning District.

**CONFORMITY TO PLANS**

The rezoning request conforms to the goals and objectives of the Baltimore City Comprehensive Master Plan, specifically LIVE Goal 1, Objective 2: Strategically Redevelop

Vacant Properties Throughout the City and EARN Goal 1, Objective 1: Retain and Attract Businesses in all Growth Sectors. The request also conforms to goals and objectives of the Brooklyn and Curtis Bay Area Strategic Neighborhood Action Plan (SNAP).

## **ANALYSIS**

The purpose of this bill is to rezone the property known as 107 Riverside Road from the R-6 Zoning District back to the M-2-1 Zoning District. After discussion with the applicant, it is the intention with the Bill to rezone all the existing R-6 zoned adjacent lots back to their original M-2-1 zoning district, which was not reflected in the submitted map.

The applicant is the owner of the property and had originally undertaken the zoning change in 2007 to construct workforce town homes on the site. This action was anticipated to be part of a larger residential development effort in the area. However, additional properties were not rezoned as proposed resulting in the existing R-6 zoned island. Additionally, the anticipated residential development never occurred. The proposed properties should, therefore, return to the M-2-1 zoning district which is the predominate zoning district immediately surrounding the site. This action will eliminate the small 'island' of Residential zoned use in an otherwise Industrial zone and allow flexibility to dispose of the land as Industrial use, which may have a growing market based on the location of the property and recent expansion plans of adjacent industrial users.

Staff has found that the rezoning request is reasonable and supports the recommendations made in the Department of Planning's Brooklyn and Curtis Bay SNAP. While the Brooklyn and Curtis Bay SNAP does not make specific zoning change recommendations, it does make general recommendations aimed at industrial and other land uses. In neighborhoods such as Brooklyn and Curtis Bay surrounded by heavy industrial areas, the City must balance the needs and futures of industrial businesses and employees with those of many other stakeholders. Industrial business expansion in this area could serve as important job opportunities for local residents.

The only amendment that staff recommends to the proposed bill is to correct the outline of the rezoned boundary. The map submitted with the rezoning only includes the property known as 107 Riverside Road. Staff is recommending that Lots 10, 11, and 12 of Block 7027D be also rezoned to the M-2-1 zoning classification as intended. Also, the rezoning plat should be corrected to include the property known as 107 Riverside Road and the Lots 10, 11, and 12 of Block 7027D.

In advance of today's hearing, staff notified the Brooklyn and Curtis Bay Coalition, Concerned Citizens for a Better Brooklyn, Baltimore Development Corporation, and the Anne Arundel County, Dept. of Planning and Zoning were notified of this action.

**Thomas J. Stosur**  
**Director**

THOMAS J. STOSUR, DIRECTOR

DEPARTMENT OF PLANNING  
417 E. FAYETTE STREET, 8<sup>th</sup> FLOOR

CITY COUNCIL BILL #10-0457/REZONING -107 RIVERSIDE ROAD

April 30, 2010

The Honorable President and  
Members of the City Council  
City Hall, Room 400  
100 N. Holliday Street

At its regular meeting of April 29, 2010 the Planning Commission considered City Council Bill #10-0457, which is for the purpose of changing the zoning for the property known as 107 Riverside Road, as outlined in red on the accompanying plat, from the R-6 Zoning District to the M-2-1 Zoning District.

In its consideration of this Bill, the Planning Commission reviewed the attached staff report which recommended an amendment and approval of City Council Bill #10-0457. Thus the Commission adopted the following resolution, seven members being present (seven in favor).

RESOLVED, That the Planning Commission concurs with the recommendation of its departmental staff and recommends that City Council Bill #10-0457 be amended and passed by the City Council.

If you have questions, please contact Mr. Wolde Ararsa, Division Chief of Land Use and Urban Design Division, at 410-396-4488.

TJS/WYA/ttl

Attachments

cc:

Mr. Kaliopé Parthemos, Deputy Mayor  
Mr. Demuane Millard, Chief of Staff  
Ms. Angela Gibson, Mayor's Office  
The Honorable Rochelle "Rikki" Spector, Council Rep. for Planning Commission  
Mr. David Tanner, BMZA  
Mr. Geoffrey Veal, Zoning Administration  
Ms. Nikol Nabors-Jackson, DHCD  
Mr. Larry Greene, Councilmanic Services  
Mr. Jeff Landsman, JBL Real Estate